

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 7/16/2013	(3) CONTACT/PHONE Terry Wahler, Senior Planner / (805) 781-5621	
(4) SUBJECT Hearings to consider five proposals to establish a new agricultural preserve and amend existing agricultural preserves. Districts 1 and 5.			
(5) RECOMMENDED ACTION Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission; hold public hearings; act on the individual requests in the staff reports and instruct the chairman to sign the resolution for items A through E.			
(6) FUNDING SOURCE(S) Application fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$7,867.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent    { } Presentation <b>{X}</b> Hearing (Time Est. <u>30 minutes</u> )    { } Board Business (Time Est.____)			
(11) EXECUTED DOCUMENTS <b>{X}</b> Resolutions    { } Contracts    { } Ordinances    { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required <b>{X}</b> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <b>{X}</b> N/A    Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW  Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) District 1 & District 5			

# County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

DATE: 7/16/2013

SUBJECT: Hearings to consider five proposals to establish a new agricultural preserve and amend existing agricultural preserves. Districts 1 and 5.

## **RECOMMENDATION**

Consider the attached staff reports and recommendations of the Agricultural Preserve Review Committee and the Planning Commission; hold public hearings; act on the individual requests in the staff reports and instruct the chairman to sign the resolution for items A through E.

## **DISCUSSION**

These five applications include one request to establish a new agricultural preserve and four requests to amend existing agricultural preserves. The *amendments* include four requests to alter the boundaries of agricultural preserves to reflect lot line adjustments.

Each of the five items involving the establishment of a new preserve, or amendments to existing preserves, includes a detailed staff report and a proposed resolution with a map exhibit reflecting the action being taken. These five items involve family trusts, limited liability companies, and individuals as property owners. The item establishing a new preserve will, upon execution of a Land Conservation Contract, result in 50 acres being added to the Williamson Act program. The total acreage for requests to alter the boundaries of agricultural preserves to reflect lot line adjustments will remain unchanged.

## **LIST OF APPLICATIONS**

- A. FILE NUMBER: AGP2012-00010 – A proposal by Patricia Diane Vineyard, LLC to alter the boundaries of an agricultural preserve to reflect a lot line adjustment. The resulting parcel will include approximately 54 acres. The property is located in the Agriculture land use category approximately 0.5 mile west of Buena Vista Drive approximately 2,000 feet east of River Road, north of and abutting the City of Paso Robles. The parcel is in the Salinas River Planning Area. APNs: 020-311-030 & PTN of 020-012-017; District No. 1.
- B. FILE NUMBER: AGP2012-00011 - A proposal by Woodland Trust to alter the boundaries of an agricultural preserve to reflect a lot line adjustment. The resulting parcel will include approximately 114 acres. The property is located in the Agriculture land use category at 3995 Buena Vista Drive north of and abutting the City of Paso Robles. The parcel is in the Salinas River Planning Area. APN: 020-012-017; District No. 1.
- C. FILE NUMBER: AGP2012-00013 – A Proposal by Flight Investments, LLC to establish an agricultural preserve to enable the applicant to enter into a land conservation contract. The 50 acre parcel is located within the Agriculture land use category at 495 Cripple Creek

Road approximately 3/4 mile south of the intersection of Creston Road and Cripple Creek Road and approximately 5.0 miles southeast of the Urban Reserve Line of Paso Robles. The site is in the El Pomar-Estrella planning area. APN: 035-101-051; District No. 5.

- D. FILE NUMBER: AGP2009-00025 - Reconsideration of a proposal by Claudine Blackwell to alter the boundaries of an agricultural preserve to reflect a lot line adjustment. The resulting parcel will remain at approximately 120 acres. The project site is located in the Agriculture land use category at 1030 Penman Springs Road, approximately 0.5 mile southeast of the intersection of Penman Springs Road and Union road, approximately 1.1 mile east of the City of Paso Robles, in the El Pomar-Estrella Planning Area. APNs: 015-053-027 & 28; District No. 5.
- E. FILE NUMBER: AGP2009-00026 - Reconsideration of a proposal by Keith Harnish to alter the boundaries of an agricultural preserve to reflect a lot line adjustment. The resulting parcel size will remain at approximately 440 acres. The property is located in the Agriculture land use category at 1975 Hidden Acre Lane, approximately 1 mile southeast of the intersection of Penman Springs Road and Union road, approximately 1.5 mile east of the City of Paso Robles, in the El Pomar-Estrella Planning Area. APN: 015-053-025; District No. 5.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

These applications have been reviewed and recommended for approval by the Planning Commission and the Agricultural Preserve Review Committee. The latter body includes representatives from different organizations including the County Agricultural Liaison Committee, Agricultural Commissioner, Assessor's Office, Farm Advisor and County Planning Department. County Counsel approved the resolutions as to form and legal effect.

#### **FINANCIAL CONSIDERATIONS**

Approval of agricultural preserve applications and ensuing land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the five properties being considered today. The total estimated annual reduction in property taxes for the five properties is \$7,867.

The landowners anticipate entering into new land conservation contracts later this summer or at the latest by December 17, 2013, the last Board of Supervisors meeting date for the year.

#### **RESULTS**

The establishment of the new agricultural preserve (and boundary alterations of the other preserves) and the ensuing execution of new land conservation contracts between the property owners and the county will keep these properties in agriculture and compatible uses for at least 10 or 20 years. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

## **ATTACHMENTS**

1. ATTACHMENT A - 1 Resolution & Graphic
2. ATTACHMENT A - 2 Staff Report
3. ATTACHMENT B - 1 Resolution & Graphic
4. ATTACHMENT B - 2 Staff Report
5. ATTACHMENT C - 1 Resolution & Graphic
6. ATTACHMENT C - 2 Staff Report
7. ATTACHMENT D - 1 Resolution & Graphic
8. ATTACHMENT D - 2 Staff Report
9. ATTACHMENT E - 1 Resolution & Graphic
10. ATTACHMENT E - 2 Staff Report